



ACTION MINUTES
Wilmer Planning & Zoning Commission Regular Meeting
January 25, 2018 at 7:00 pm

Commissioners Present

Patty Havard, Chairperson
Pam Wood, Vice-Chairperson
Phyllis Slough, Commissioner
Allison Mears, Commissioner

City Staff Present

Denny Wheat, City Administrator
Sherry Sefko, City Planner
Cindy Kintz, Com. Dev. Coordinator

Absent

Robert Madrigal, Commissioner

CALL TO ORDER – Chairperson Havard declared a quorum present and called the meeting to order at 7:01 p.m. Members present were Commissioner Slough, Commissioner Mears, Vice-Chairperson Wood and Chairperson Havard. Absent was Commissioner Madrigal.

Vice-Chairperson Wood gave the invocation and the commissioners led in the reciting of the Pledge of Allegiance.

1. Vice-Chairperson Wood made a motion, seconded by Commissioner Mears, to approve the minutes for the November 9, 2017 regular meeting as written. A vote was cast 3 in favor, 0 against and 1 abstained.

2. After a discussion was held with City Staff and the applicant's representative, Michael Wasserman, 102 Millers Ferry Road, Wilmer, Texas 75172 – Vice-Chairperson Wood made a motion, seconded by Commissioner Mears, to recommend to the City Council approval of a preliminary plat for the Cactus Addition, Lot 1, a 9.0± acre property that is generally located on the west side of Millers Ferry Road approximately 700± feet south of Patrick Pike Road in the City of Wilmer, Texas with the following four conditions:
 - A. Dedication of additional right-of-way for Millers Ferry Road, as may be needed to accommodate the City Thoroughfare Plan's width of Millers Ferry Road as a future Type "B" Minor Thoroughfare (90' right-of-way, 5 lanes);
 - B. Approval of the 5' width for the required sidewalk along Millers Ferry Road frontage in lieu of the City's required 8' width;
 - C. Finalization of the purpose, location and/or configuration of required on-site easements, and acquisition of any necessary off-site easements, as may be deemed necessary by the City, prior to release for site construction; and
 - D. Any additions or modifications to the engineering/construction plans as may be deemed necessary by the City's Engineer prior to release for site construction.

A vote was cast 4 in favor and 0 against.

3. After a discussion was held with City Staff, Commissioner Mears made a motion, seconded by Vice-Chairperson Wood, to recommend to the City Council approval of a final plat for the Redneck Diesel Addition, Lot 1, Block 1, an 8.6± acre property that is generally located on the east side of Interstate Highway 45 approximately 1,000± feet north of Cottonwood Valley Road in the City of Wilmer, Texas with the following three conditions:

- A. Submission of remaining plat/project close-out documents prior to City Council approval of the final plat, and prior to recordation of the plat at the County;
- B. Verification that all property taxes have been paid, and that all required fees have been paid to the City, prior to recordation of the plat at the County; and
- C. Minor language block and/or scrivener corrections to the plat, if needed, prior to recordation of the plat at the County.

A vote was cast 3 in favor and 1 against.

4. The meeting adjourned at 7:27 p.m.

APPROVE:



PHYLLIS SLOUGH ROBERT MADRIGAL
COMMISSIONER

ATTEST:



CINDY KINTZ
COMMUNITY DEV. COORDINATOR